



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
McLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners

01-Lee Brian Reba; 02-Jason Fink; 03-Janell Pagats
04-Beau Finley; 05-Sauleh Siddiqui; 06-Adam Hoyt
07- Maureen Kinlan Boucher; 08-Jocelyn Dyer; 09-Nancy MacWood

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ANC3C Resolution 2022-011
Regarding Zoning Commission Case No. 22-17 for Wisco Wally, LLC for a Map Amendment

Whereas Wisco Wally LLC has submitted a map amendment application to the DC Zoning Commission (ZC Cases No. 22-17) to rezone a 15,320 square-foot portion of Lots 20 and 27 in Square 1913 (“Lot A” in the attached Subdivision Sketch) (the “Property”) from RA-1, which is consistent with a low- to moderate-density residential apartment designation to the RA-2 zone, which is consistent with moderate-density apartment designation; and

Whereas the Property is located at 3427 and 3433 Wisconsin Avenue, NW in the Rock Creek West Planning Area; and

Whereas map amendments are considered for compliance with the Comprehensive Plan and not based on a specific development proposal; and

Whereas the Future Land Use Map of the Comprehensive Plan designates the Property for Moderate Density Residential development, and the Framework Element states that the RA-2 zone is one of the zones that are consistent with Moderate Density Residential; and

Whereas the Property is located within a Future Planning Analysis Area where rezoning is not allowed prior to the completion of a planning process, but in this instance the Property meets an exemption to the planning requirement because the requested zoning change was authorized in the 2012 Comprehensive Plan; and

Whereas the RA-2 zone would allow the Property to be developed with greater density than is permitted under the current RA-1 zoning, and that leads to the potential for the development of more housing units including more affordable housing units; and

Whereas it is established policy that the Rock Creek West Planning Area needs more affordable housing and there is a specific goal to create 1990 affordable units by 2025; and

Whereas the increased density resulting from the rezoning should be accompanied by a requirement that 20% of the residential square footage be set aside for affordable housing, per the IZ+ program, which would double the current requirement; and

Whereas the Office of Planning setdown report and the Office of the Attorney General setdown comment supported applying a 20% IZ+ requirement to this map amendment application:

Be It Resolved that ANC 3C supports the map amendment application and supports applying a 20% IZ+ requirement to any future development resulting from this rezoning;

Be It Resolved that the Chair and the Commissioner for 3C09 are authorized to represent the Commission on this matter.

Attested by

A handwritten signature in black ink that reads "Beau Finley". The signature is written in a cursive style with a large, stylized 'B' and 'F'.

Beau Finley
Chair, on July 18, 2022

This resolution was approved by roll call vote on July 18, 2022, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.